

Joanie
Losacco/AZSO/AZ/BLM/DOI
04/02/2008 10:09 AM

To Toni Klimek/AZSO/AZ/BLM/DOI@BLM
cc
bcc
Subject Fw: Interesting article on latest "McCain-Franks" land exchange

----- Forwarded by Joanie Losacco/AZSO/AZ/BLM/DOI on 04/02/2008 10:08 AM -----



"Matiella, Nick \ (McCain\)"
<Nick_Matiella@mccain.senate.gov>
08/09/2005 09:07 AM

To <Joanie_Losacco@blm.gov>, <Celia_Boddington@blm.gov>
cc
Subject RE: Interesting article on latest "McCain-Franks" land exchange

Hi Joanie,

Yes, it was good to see you too! And thank you for the delicious breakfast. I'm a huge fan of breakfast/brunch actually... and good company.

With regard to the article...

- We are not working with Franks' office to develop legislation.
- We have no intention of drafting language that would legislate this exchange. There has not been enough proof/support that this exchange is to the benefit of the public (Defense or BLM).
- To our knowledge, no other Arizona delegate (other than Franks) is working on this land exchange idea. We've communicated to Senator Kyl's office our concerns with this article. They expressed similar confusion.
- The \$27 million for Luke referenced in the article is an authorized amount that is used to purchase land easements near the southern departure corridor-- I don't think we ever intended it to be used for land swaps.

We don't know where this misinformation came from, but personally, I think the land exchange proponents are taking liberty with a conversation they had with Senator McCain several months ago where he basically told them he was interested in the idea-- but that was far, far from any kind of commitment. It's sad because they're just giving those landowners false hope.

Anyway, one of our defense staffers, Sean Greinier, wants to contact you about this. I told him to give you a ring in Phoenix next week after you get settled. Sean had a meeting with Lisa and Doyle a few weeks before this article came out and they said nothing of it. He can give you a much clearer picture on this recent hubbub.

-Nick
202-224-2238

-----Original Message-----

From: Celia_Boddington@blm.gov [mailto:Celia_Boddington@blm.gov] On Behalf Of Joanie_Losacco/AZSO/AZ/BLM/DOI@BLM

Sent: Tuesday, August 09, 2005 7:30 AM
To: Matiella, Nick (McCain)
Subject: Re: FW: Interesting article on latest "McCain-Franks" land exchange

Nick,
Hope you had a good trip to Boston. It was great seeing you! Today's my last day here in DC and I'm heading home tomorrow. I'm taking a few days off then back to my AZ job on Monday.

Thanks for passing this article on to me. I know you said the Senator wasn't sponsoring this legislation with Franks. Will the rest of the delegation "sign on" after it's introduced like the article says? What else in this story is inaccurate? Where are they getting this stuff?
Joanie

"Matiella, Nick
\\(McCain\\)"
<Nick_Matiella@mc
To cain.senate.gov> <Joanie_Losacco@blm.gov>

cc 08/08/2005 03:29

Subject PM

FW: Interesting article on latest
"McCain-Franks" land exchange

This is NOT ACCURATE....

-Nick Matiella

Office of Senator John McCain

241 Russell Senate Office Building

Washington, D.C. 20510

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nick_matiella@mccain.senate.gov

From: Murfitt, Lucy (Kyl) [mailto:Lucy_Murfitt@kyl.senate.gov]
Sent: Monday, August 08, 2005 11:02 AM
To: Begeman, Ann (McCain)
Cc: Matiella, Nick (McCain)
Subject: Interesting article on latest "McCain-Franks" land exchange

The Business Journal of Phoenix - August 1, 2005
<http://phoenix.bizjournals.com/phoenix/stories/2005/08/01/story1.html>
</phoenix/stories/2005/08/01/story1.html>
EXCLUSIVE REPORTS

From the July 29, 2005 print edition

Land swap proposed for Luke AFB

Mike Sunnucks

The Business Journal

A land swap deal to trade federally owned parcels in the far West Valley for private property next to Luke Air Force Base soon will be put forward in Washington and could involve as many as 6,000 acres.

Arizona Sen. John McCain and Glendale Congressman Trent Franks are putting together a land exchange plan that would swap parcels near Luke for other valuable West Valley real estate away from the military installation.

The McCain-Franks plan will be introduced soon in Washington, D.C., in hopes of final approval from Congress and the U.S. Bureau of Land Management next year.

Details of the land swap are being worked out, but it will entail trading federally owned land near the planned Loop 303 freeway, the White Tank Mountains and possibly Lake Pleasant in the West Valley for private land owned by developers near Luke.

Encroaching projects are a major operational and safety concern for the Glendale military base, and lawmakers want to swap the land to protect Luke from possible closure in the future.

Luke is not on the latest list of bases slated for closure by the Pentagon, which is looking to streamline facilities.

The deal calls for the Bureau of Land Management to take over the private parcels adjacent to Luke, thus maintaining low-density development near the base.

Over the past couple of years, Franks, McCain and Sen. Jon Kyl got Congress to allocate \$27 million for land swaps and other real estate moves to stem encroaching development around the base.

"This exchange presents a wonderful opportunity to provide just compensation to landowners while also protecting and preserving the long-term future of Luke Air Force Base from encroachment without using additional taxpayer dollars," said Franks, who represents most of the West Valley as well as Kingman.

Franks has made Luke protection a top priority since first being elected to Congress in 2002. Kyl and other members of the local congressional delegation are expected to sign on to the McCain-Franks plan after it is introduced on Capitol Hill.

Lisa Atkins, president of Fighter Country Partnership a West Valley Luke advocacy group, welcomes the land swap effort.

"The land swap would be an additional way to balance (West Valley) growth and the mission requirements around Luke," said Atkins, who served as chief of staff to late Congressman Bob Stump and currently co-chairs a state commission charged with protecting Arizona bases from closure.

Atkins said land exchanges and zoning protections will help the long-term viability of Luke, and the federal government should pursue swapping real estate assets with developers.

State and local officials also have imposed zoning restrictions aimed at protecting Luke's perimeter from developments that negatively would impact the base.

The state government has put \$9.6 million toward possible real estate transactions aimed at base protection. However, major concerns remain that continued West Valley development jeopardizes Luke's future.

McCain and Franks -- both Republicans -- are in discussions with the federal land agency, base officials and developers regarding the land-swap deal.

Some Phoenix area business and political consultants are assisting with the negotiations.

Don Rinehart, president of the Glendale Chamber of Commerce said he has not received specific details of the McCain-Franks plan, but is aware that it is in the works and he is optimistic it will help protect the base.

The city of Glendale wants to annex just under 22,000 acres that are near Luke and include portions along the planned Loop 303, however, the city of El Mirage is challenging the move in court as the West Valley suburbs jockey for the valuable land.

Glendale Mayor Elaine Scruggs has said she favors commercial development such as offices and retail on the land along the planned freeway, a move that could generate up to \$20 million annually in sales tax revenue for the city if it successfully annexes the property.

Atkins, who lost to Franks in the 2002 GOP congressional primary, said Luke-related land exchanges are helped by the fact that the federal government owns significant acreage in the state, including areas west of Phoenix.

As the Valley's western suburbs grow, some of those outlying federal holdings are gaining interest from developers.

"Why not utilize the concept of using federal assets to protect other federal assets?" Atkins asked.

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LUCY

Lucy C. Murfitt

Legislative Counsel

Office of Senator Jon Kyl

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